

163.0

0001

0009.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

1,025,200 / 1,025,200

APPRAISED: 1,025,200 / USE VALUE: 1,025,200 / ASSESSED: 1,025,200 / 1,025,200


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
48		OAKLAND AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BRONSTEIN STEPHEN BARTON	
Owner 2: BRONSTEIN LINDSAY KEACH	
Owner 3:	

Street 1: 48 OAKLAND AVE
Street 2:

Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y
Postal: 02476 Type:

PREVIOUS OWNER
Owner 1: EDWARDS JULIA & JEFFREY -
Owner 2: -

Street 1: 48 OAKLAND AVE
Twn/City: ARLINGTON
StProv: MA Cntry: Own Occ: Y

Postal: 02474
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NARRATIVE DESCRIPTION
This parcel contains .184 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Asbestos Exterior and 2781 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R1	SINGLE FA	100	water		
o			Sewer		
n			Electri		

Census:	Exempt
Flood Haz:	

D	Topo	1	Level
s	Street		
t	Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
101	One Family
	8000
	Sq. Ft.
	Site
	0

Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family			8000		0	70.	0.83	8							462,000						462,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	8000.000	563,200		462,000	1,025,200	
Total Card	0.184	563,200		462,000	1,025,200	Entered Lot Size
Total Parcel	0.184	563,200		462,000	1,025,200	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	368.64	/Parcel: 368.64	Land Unit Type:

User Acct
108341
GIS Ref
GIS Ref
Insp Date
02/27/17

!12680!

<b>PRINT</b>
Date Time
12/30/21 15:22:55
<b>LAST REV</b>
Date Time
06/08/21 12:11:39
mmcmakin
12680

ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price V Tst Verif Notes
EDWARDS JULIA &	69179-394		4/24/2017		993,000 No No
ALUIA JOSEPH,	63864-275		7/2/2014		869,000 No No
LANSIL DOROTHY	62782-485		10/15/2013	Change>Sale	486,000 No No
	19614-144		1/1/1989		1 No No A

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Descrip	Comment
6/24/2015	786	Manual	Remove interior wa
1/6/2015	7	Redo Bas	Basement remodel.
11/4/2013	1618	Redo Kit	

Sign: VERIFICATION OF VISIT NOT DATA / / /

